## The Issue of Blight in Downtown El Paso

El Paso City Council Meeting Tuesday March 20, 2007

### What is blight?

### Determining Blight in El Paso

- In 1989 the El Paso City Council approved "Methodology for Determining Slum & Blight in El Paso, Texas." as guidelines for determining blight in El Paso.
  - Includes:
    - locally adopted criteria
    - federally mandated criteria

- 1. Assessment of % of substandard, slum, deteriorated or deteriorating structures
  - Building Condition Survey
  - Physical Condition Factor
  - Rating

- 2. Faulty lot layout in relation to size, adequacy, accessibility or usefulness
  - Field survey on platting and zoning patterns
  - Computerized Land Use Study

- 3. Predominance of underutilized land
  - Vacant Land Survey
  - Computerized Land Use Study

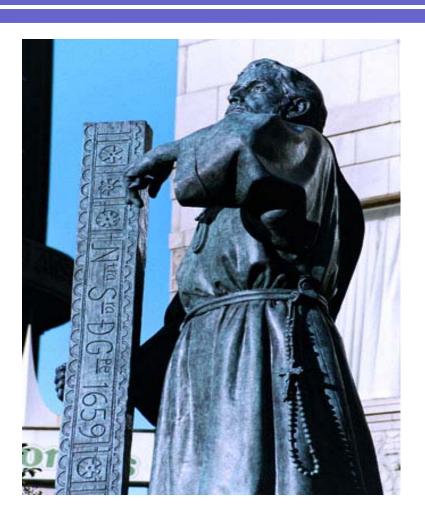
- Deterioration of structures or site improvements
  - Physical Condition Factor
  - Rating

## Previous attempts at handling blight

### Downtown TIF #1

- In 1989 the City of El Paso created the first TIF in the State of Texas with the goal of downtown revitalization.
- Several major projects were funded during the seventeen years of the first TIF- none of which used Eminent Domain.

### Fray Garcia Monument



### El Paso Museum of Art



### Museum of History & Main Library



### Union Plaza St.



### Other TIF Projects

- Paseo de las Luces
- Campbell St. Repairs
- Insights Museum
- Arts Festival Plaza
- Raymond Telles Academy
- International Hotel

### End of the Downtown TIF

- In 1997, the Downtown TIF was ended prematurely.
- Many properties in Downtown were left in need of improvements.







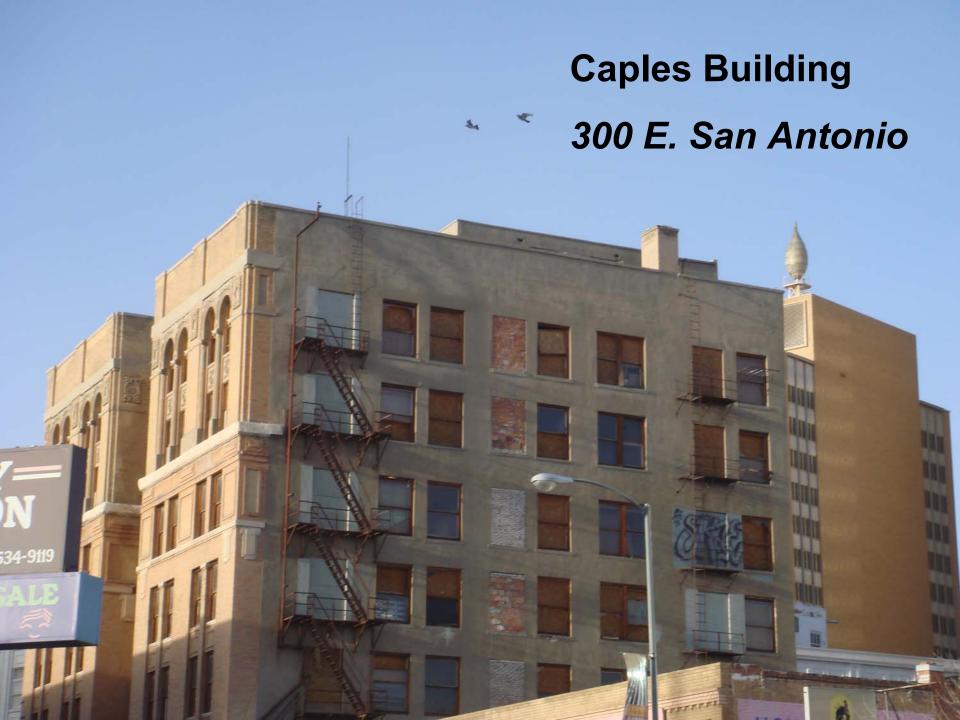
















# 400-420 S. Oregon







### **AB Fall Mansion**

- The most recent use of Eminent Domain by the City of El Paso was made in response to the AB Fall Mansion.
- The AB Fall Mansion is not located in Downtown El Paso. The decision to use Eminent Domain was made in hopes of preserving a historically valuable property.













### AB Fall Mansion (1994-2003)

- March 1994: Historical overlay approved by City Council (includes AB Fall Mansion)
- December 2003: Initial complaint received by BP&I
- December 31, 2003: Condemnation letter sent to owner

### AB Fall Mansion- 2004

- January 20, 2004: HLC provides property owner with 30 days to produce a "progress report" on the improvements to the property
- February 18 & February 23 2004- Stop work order issued for work being done without permits
- March 1, 2004- No progress report provided. No reports were provided for the following meetings
  - May 17, 2004
  - June 17, 2004
  - August 2, 2004
  - September 2, 2004

### AB Fall Timeline- 2004 (cont)

- September 2, 2004- With no report being produced, the HLC requested a meeting with property owners engineer to discuss improvements.
- December 13, 2004- With no reports being produced, HLC acted to require restoration of the property by April 4, 2005 with a progress report to be given on February 21, 2005.
- December 22, 2004- Notice was sent to property owner in regards to HLC decision along with a timeline for action.
- October 18, 2004- No report was given so no HLC meeting was held. No report was given at the following meetings
  - November 1, 2004
  - November 15, 2004
  - December 13, 2004

### AB Fall Mansion- 2005

- January 13, 2005- Permit issued to AMCON Development for building repair
- February 16, 2005- Second notice was sent to property owner reminding him of HLC ruling
- February 21, 2005- No quorum, meeting postponed.
- March 7, 2005- A representative for the property owner provided progress report of work and requested an extension which was denied by the HLC.

### AB Fall Mansion- 2005 (cont)

- March 15, 2005- Inspection conducted. Building repair not done to specification and minimum code requirements were not met.
- April 4, 2005- HLC voted to authorize BP&I to take legal action against property owner for Demolition by Neglect
- April 19 & April 27, 2005- Inspections conducted.
  Once again, building repair not done to specification and minimum code requirements not met.
- October 6, 2005- Inspections conducted. Building repair not done to specification and minimum code requirements still not met

### AB Fall Mansion- 2006 to present

- February 28, 2006- Inspector Tom Maguire met with Sib Abraham to advise him to fix his building.
- March 17, 2006- Notice of condemnation hearing sent to owners
- March 29, 2006- Hearing stopped by TRO
- April 2006- City Council makes decision to pursue Eminent Domain for Fall Mansion
- February 15, 2007- After being granted several continuances, Commissioners hearing takes place.

### **End of Presentation**

Questions, Comments or Concerns?